

ZONING BOARD MEETING AGENDA

MONDAY, MAY 11, 2015 AT 8:00 P.M.,

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.**

CAL. Z15-005 RAE LUPO ESPOSITO – 4 Lincoln Avenue, Block 847, Lot 19 – **Heard – Closed – Findings being prepared.**

CAL. Z15-003 HARRISON PLAYHOUSE LOFTS – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – This property is located in the CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations for Business Districts of the Town/Village of Harrison Zoning Ordinance. The maximum allowable height is 45 feet and the maximum allowable stories are 4. As per §235-25(A) Usable open space shall be provided on the site of multiple dwellings at the rate of 200 square feet per dwelling unit. As per §235-36 Number of Spaces for Multiple Dwellings 1.25 per dwelling unit. As per §235-37 Schedule Off-Street Parking Space Requirements for Non-residential Uses. The builder has provided a breakdown of the proposed occupancy uses and the parking requirements. As per §235-40-B Parking Garage Driveway Access: parking areas with 20 spaces or more shall have at least 2 separate 15 foot driveways. This Applicant requires 5 Variances: **1-**The proposed building height is indicated to be 65 feet, thus requiring a variance of 20 feet. **2-**The proposed building indicates 6 stories, thus requiring a variance of 2 stories. **3-** The proposed building is shown to have 42 dwelling units with only 7,085 square feet of open space, thus requiring a variance of 1,315 square feet. **4-**The proposed parking for the dwelling units is calculated to be 52, thus requiring a variance of 1 space. The builder has calculated parking for the commercial parking including 10 space waiver for each use and based on their calculation a variance of 13 spaces are required. **5-**The proposed building indicates one ingress and egress into the parking garage at a width of 22 feet where two separate entrances are required at 15 feet each, thus requiring a variance. This application is a referral from the Planning Board with a positive recommendation. – **Heard at the April Meeting – Adjourned to the May Meeting.**

CAL. Z15-006 DAVID & CARMELA FUCA – 18 Edward Street, Block 833, Lot 11 – This property is located in a B Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum percentage of lot coverage occupied by main building and accessory buildings in a B zone is 35%. The enclosed front porch and rear addition cause the existing lot coverage to be approximately 40% therefore a variance is required. **Heard at the April Meeting – Adjourned to the May Meeting.**

CAL. Z15-007 SHAWN & ERICA ANDREWS – 1502 Old Orchard Street, Block 1011, Lot 3 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to its lot size of 18,730 square feet from front yard setback of 21.1 feet at the northern corner to a front yard setback of 18.4 feet at the southern corner. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required front yard setback in an R-1 District is 40 feet. The proposed addition will reduce the front yard setback at the northern corner to 17.6 feet and the southern corner to 6 feet increasing the existing non-conformity, thus requiring a variance of 22.4 feet and a variance of 34 feet. **Heard at the April Meeting – Adjourned to the May Meeting.**

CAL. Z15-008 KEIO ACADEMY OF NEW YORK – STUDENT CENTER – 3 College Road, Block 631, Lot 26 – This property is located in an R-2 Zoning District. The property is legally existing with special exception use. Pursuant to §235-(9)(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Accessory structures located within the required yard shall have a minimum required setback from the rear and side yard of 50 feet. Also as per §235-37 the total number of parking spaces required for the new building is 227. This application requires 3 variances: **1-**The proposed relocation of the tennis court indicates a setback of 4.5 feet thus requiring a variance of 45.5 feet. **2-**The proposed 10 foot high tennis court indicates a setback of 4.5 feet thus requiring a variance of 45.5 feet. **3-**The number of parking spaces required for the proposed new construction is 227 and the provided spaces consist of the existing 125 thus requiring a variance for a 102 space deficiency is required.

CAL. Z15-009 MARK HOUSE – 4 Park Avenue, Block 41, Lot 9 – This property is located in a B Zoning District and pursuant to §235-9-B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison. The minimum required side yard setback abutting a side street on a corner lot is 8 feet. The minimum required yard setback is 25 feet. This application requires 2 variances: **1:** the proposed garage indicates a side yard setback at the property line abutting West Street of 3 feet, thus requiring a variance of 5 feet. **2:** The proposed garage indicates a rear yard setback of 10.6 feet, thus requiring a variance of 14.4 feet.